



Appeal Decision

Site visit made on 6 April 2022

by Lynne Evans BA MA MRTPI MRICS

an Inspector appointed by the Secretary of State

Decision date: 20 April 2022

Appeal Ref: APP/Z1775/D/22/3293579

35 Liss Road, Southsea, PO4 8AP

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Ms Shelley Tildesley against the decision of Portsmouth City Council.
 - The application Ref: 21/01382/HOU dated 17 September 2021, was refused by notice dated 3 December 2021.
 - The development proposed is front dormer.
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Decision

1. The appeal is dismissed.

Preliminary Matters

2. The Appellant is proposing to build a rear dormer as well as two roof lights in the front facing roof slope, which she considers can be constructed under permitted development rights. I have noted the Council's advice to the Appellant in respect of these works, but these parts of the proposal are not before me. The proposal before me relates solely to the proposed front dormer.

Main Issue

3. The main issue in this appeal is the effect of the proposed front dormer on the street scene.

Reasons

4. The appeal property is a terraced residential property in a predominantly residential area, although there is a garage repair workshop / MOT testing centre, immediately adjoining. There have been some alterations to individual properties, including to the front appearance of the adjoining properties now accommodating the garage, but the overall uniformity of the terraces in terms of their front bays and generally uninterrupted roof slopes is an attractive and distinctive feature of the street scene.
5. The proposal would introduce a dormer window to the front roof slope. Although there are a number of examples of roof lights to the front roof slopes within the terrace, these do not break the uninterrupted rhythm of the roof pattern in the street. The introduction of the proposed dormer, and the resultant change to the roofscape of the existing property and terrace would be a visually obtrusive and discordant addition to the street scene.

6. There is one example of a front roof dormer on the same side of the street, although I understand that this dates from some years ago. However, the existence of one front dormer does not persuade me that more should be permitted, given the otherwise uninterrupted roof line on both sides of the street and generally in surrounding streets.
7. I therefore conclude that the proposed front dormer would materially harm the street scene. This would conflict with Policy PCS23 of the Portsmouth Plan (2012) and the National Planning Policy Framework, with particular reference to Section 12, both of which seek a high quality of design which respects the local context.
8. I agree that there would be no concerns in respect of the amenities of neighbouring residents and the Council also did not raise this as a concern.
9. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be dismissed.

L J Evans

INSPECTOR